

CHALLAN
MTR Form Number-6



GRN	MH003622448202425E	BARCODE	[Barcode]	Date	15/06/2024-12:22:16	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ACHPT7798R
Location	THANE	Full Name	JITENDRA DEVJI TIRLOTKAR
Year	2024-2025 One Time	Flat/Block No.	PRIMROSE MHADA 1 (EWS 1), BLDG NO.1,
		Premises/Building	RUNWAL GARDEN

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	145700.00	FLAT NO.0703, 7TH FLOOR, USARGHAR, GHARIVALL DOMBIVLI (EAST)	KLN2	THANE	42004	PAN2=AAFRCR1016H-Second Party Name=RUNWAL RESIDENCY PVT LTD-CA=2049700
0030063301 Registration Fee	30000.00					
Total	1,75,700.00	Amount In Words		One Lakh Seventy Five Thousand Seven Hundred Rupee s Only		



क.ल.न.२
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FOR USE IN RECEIVING BANK

Payment Details	UNION BANK OF INDIA	Cheque-DD Details	
		Bank CIN	Ref. No. 02901792024061540743 524949377
Cheque/DD No.		Bank Date	RBI Date 15/06/2024-12:23:57 Not Verified with RBI
Name of Bank		Bank-Branch	UNION BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9167242409

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Dinwadia

P.J.Tirlokhar



क.ल.न.२	
दि. १५/०६/२०२४	२०२४
०९३	

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Kalyan this 15th day of June, 2024

BETWEEN

RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 4th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28/08/23), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

AND

Jitendra Devji Tirlotkar And Prerna Jitendra Tirlotkar having his/her/their address at A/7, Om Ashirvad CHS LTD., Mahatma Phule Road, Near Swami Vivekanand School, Dombivli West, Thane-421202, hereinafter referred to as "the Allottee", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; and (ii) in case of a partnership firm, the partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last survivor; and (iii) in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF; and (iv) in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them; and (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.

1

Jitendra

Prerna

P.J. Tirlotkar

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Description of "Project Common Areas and Amenities")

- Internal roads and footpath
- Fire protection and fire safety requirements
- Electrical metre room, substation, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Treatment and disposal of sewage and sullage water
- Solid waste management and disposal
- Water Conservation, Rainwater Harvesting
- Street Lighting
- Energy management
- Drop off area.
- Lawn
- Kids play area.
- Seating area
- Multipurpose court
- Pathways.

THE SIXTH SCHEDULE ABOVE REFERRED TO:
(Description of "the said Premises")

All that the Flat/Unit being No. 0703 admeasuring 471.89 square ft. carpet area (equivalent to 43.84 square meters.) plus 0.00 square meters. deck area and 0.00 square mtrs. utility area on 07th Floor in Building No. 1 in the Project to be known as "PRIMEROSE MHADA 1", (EWS-1) to be constructed on land a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:
(Internal Fittings and Fixtures to be provided in the Flat)

- Good quality Ceramic tile flooring in Living / Dining, Passage, Bedrooms & Kitchen
- Ceramic tile flooring in Toilet
- Ceramic tiles in dado 600 mm above the Kitchen Platform counter & White tiles below the Kitchen Platform
- Ceramic Tiles dado in Toilets
- Gypsum Plaster with Paint finish in Living / Dining, Bedrooms, Toilets above Dado
- Putty with paint finish for Ceiling in Living / Dining, Bedrooms
- Metal grid False Ceiling in Toilets
- Flush doors with Redmiranti frames and both sides Laminate for Main door, paint for bedroom door
- Powder coated Aluminium windows with 6 mm clear glass for Living room, Bedrooms, Toilet
- Kitchen Counter in Black Granite
- Kitchen Sink without drain board
- Wall mount Toilet basin
- CP wall mixture, Pillar cock (only Cold)
- Concealed wiring with circuit breakers



क. र. न. २	
दस्त क्र. १२५५५	२०२४
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IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this Agreement for Sale at Kalyan (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED
By the within named PROMOTER
RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Ritesh Sawant

) For RUNWAL RESIDENCY PVT. LTD.

)
)

) Director/Authorised Signatory



Sawant P.S. Tirlokhar

उप मुख्य अधिकारी (पणन) यांचे कार्यालय

कक्ष क्र. 255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051

दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

दिनांक: 22-03-2024



देकारपत्र (OFFER LETTER)

प्रति,

श्री/श्रीमती,

JITENDRA DEVJI TIRLOTKAR

A/7 OM ASHIRWAD CHS MAHATMA PHULE ROAD NEAR SWAMI VIVEKANAND SCHOOL GAIKWAD WADI
DOMBIVLI WEST DOMBIVALI THANE MAHARASHTRA 421202

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 355 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2730001547 प्रवर्ग .GP प्राधान्य क्र.24

महोदय / महोदया,

1.उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2.आपणांस सदरहू योजनेतील संकेत क्र.355 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक 1, -703,7 चे विक्रपासाठी देकार पत्र देण्यात येत आहे.

3.आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/ सदनिकाचा क्रमांक 1, - ,703,7

3.2) योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पान्तर्गत सीटिएस क्र. 8.
No.44(P),45(P),46(P),47(P),49(P),50(P),51(P),52(P),53(P),94(P),Usarghar, S.

No.4(P),5(P),6(P),7(P),8(P),9(P),10(P),12(P),13(P),14(P),15(P),17(P),18(P),19(P),22(P),23(P),37(P),
38(P),39(P),40(P),41(P),44(P),49(P),50(P)Gharivali and S.No.67/1, Sagbari, मौजे Gharivali न. जि. वि.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी.43.84 आहे.

3.4) सदनिकाची अंदाजित किंमत रु.2053900/-



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दस्त क्र. १२५०५	२०२४
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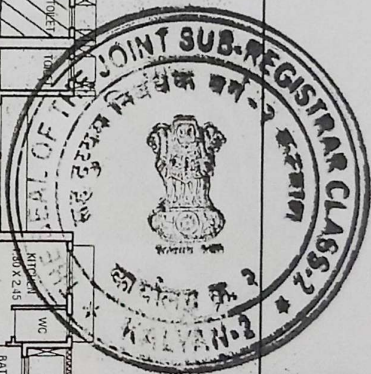
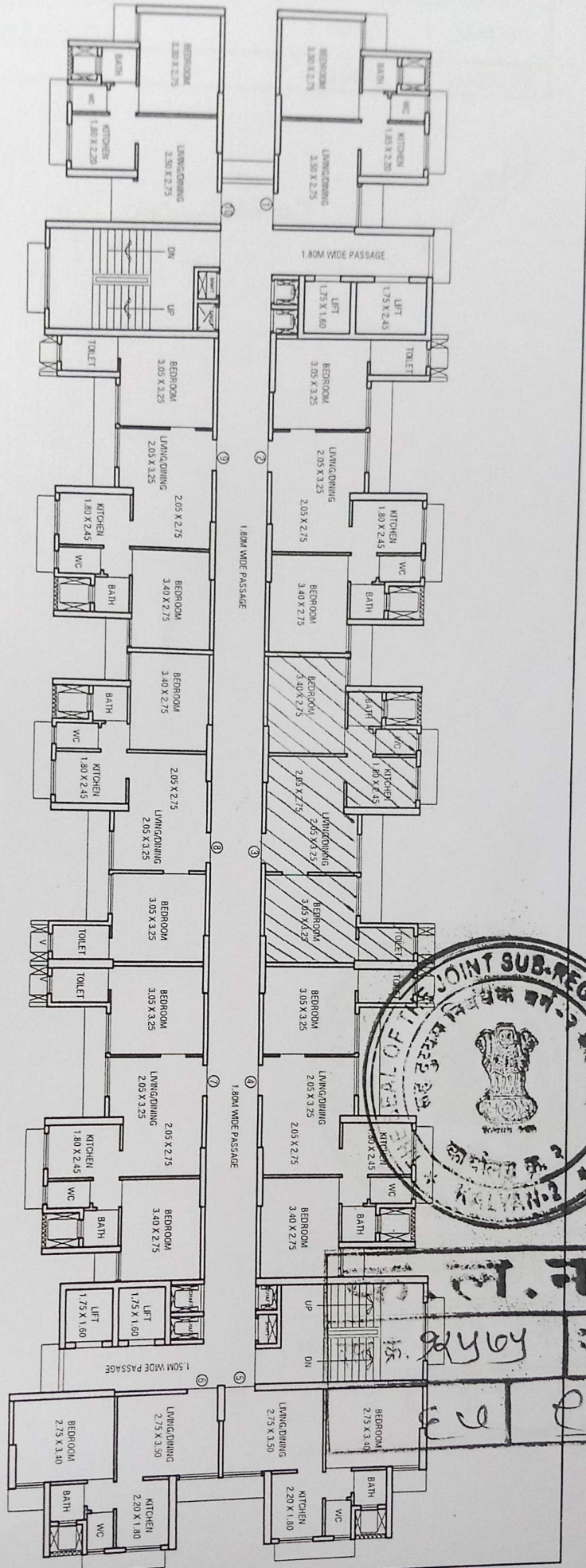
Signature Not Verified

Signed By: Rupa Santosh

Ghag

Reason:

EWSI-0703



ल.न. २
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P. S. Motkar

Birwar

(SAC) UNIT 1	0100 - 1.10 TO 1.30 (H.000)
CONTENTS OF SHEET	UNIT PLAN AND BUILDING OVERLAY
DATE	11/05/2024

3/06/2024

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कल्याण 2

दस्त क्रमांक : 12575/2024

नोंदणी :

Regn.83m

गावाचे नाव : घारीवली

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	2049700
3) बाजारभाव (भाडेपट्ट्याच्या गावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3235589
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/- मीजे घारीवली जुना स.नं.11 पैकी व इतर वरील प्राईमरोझ म्हाडा 1(ईडब्ल्यूएस-1) प्रोजेक्ट, सदनिका नं. 0703, सातवा मजला, विल्डिंग नं. 1, क्षेत्रफळ 43.84 चौ.मी. कार्पेट दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (मुद्रांक 2006/युओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 08/01/2015) (Survey Number : 4/1,4/2, 4/3, 4/4, 4/5,4/6, 4/9,4/10, 4/11, 5/1,5/2, 5/3,5/4, 5/5,5/6, 6/1,6/2, 6/3,7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7,8/8, 8/9, 9/1,9/2, 9/3,9/4, 9/5,9/6, 9/7,9/8, 10,11, 12/1, 12/2, 12/3, 12/4,12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13,14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15,17/1, 17/2,17/3, 17/4,17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18,19, 22,23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2,39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49,50/1, 50/2, 50/3, मीजे उसरघर स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1,45/2, 45/3,45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47,49,50, 51(पैकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(पैकी). ;)
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) 43.84 चौ.मीटर
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रितेश सावंत तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRC1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र देवजी तिलोत्कर वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ओम आशिर्वाद को.ऑप.हौ.सो.लि., ब्लॉक नं: ए/7, रोड नं: महात्मा फुले रोड, स्वामी विवेकानंद स्कूल जवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ACHPT7798R 2): नाव:-प्रेरणा जितेंद्र तिलोत्कर वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ओम आशिर्वाद को.ऑप.हौ.सो.लि., ब्लॉक नं: ए/7, रोड नं: महात्मा फुले रोड, स्वामी विवेकानंद स्कूल जवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AHRPT9673J
(9) दस्तऐवज करून दिल्याचा दिनांक	15/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12575/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	145700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Existing Customer: Yes No

Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name
PRATIK JITENDRA TIRLOTKAR

Date of Birth: 09111998 PAN: BCKPT2906D

Mobile: 9930404672

E-mail: pratiktirlotkar09@gmail.com

Pratik

Name of Spouse: -

Name of Father: JITENDRA TIRLOTKAR

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 253248215300

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: A/7 OM ASHIRWAD CHS, MAHATMA PHULE ROAD N

Address 2: SWAMI VIVEKANAND SCHOOL GAIKWAD WAD

SSL	Code No.	MUM99999
	File Ref No.	2206/2081
	M-Power Id	
HLSE	KARISHMA SINGH	9702639001
HLSM	SUSHANT MORE SIR	9768177407
HLCM	PREM GIRI SIR	
AQM	NEHA MAM	

RLMS Number	
CRM ID	
Branch Name	MILLENIUM
Branch Code	
Source Type	CONNECTOR

SBI A/c

Applicant Name	PRATIK TIRLOTKAR
Co-Applicant Name	JITENDRA TIRLOTKAR - 85068798565
Date of Birth	09-11-1998
Pan Card Number	BCKPT2906D
Bank Account Number	017710110013266
E-mail ID	praktiktirlotkar09@gmail.com
Mobile No.	9930404672
Loan Amount & Interest Rate	21,29,000/-
Tenure / Moratorium	30 Years
Connector Name & Code	CONNECTOR
Proposal Type	YES (HOME LOAN) U/C
Property Final : Yes / No	YES
RACPC / RBO	SION

REPORT	VENDOR	INITIATED	RECIEVED
RO REPORT ✓	SB EXPRESS		
LEGAL REPORT ✓	UMEKAR		
VALUATION ✓	Vas tukada		
SITE REPORT ✓			

Jitendra - email ID

74592